

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
October 14, 2009**

Jim Sundberg opened the meeting at 4:10 pm.

ATTENDANCE

Members Present: Jim Sundberg, Roger Gage, G. Raymond McCullough, Melanie Shafaat and Fred Geisler
Members Absent: Julie Buktenica
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
Council Present: Robert Gilman

APPROVAL OF MINUTES

Two typographical corrections were made to the September 23rd minutes. Roger Gage moved to approve the minutes as corrected. Melanie Shafaat seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort updated the Board on the status of the moratorium. Larry said that a discussion about the moratorium would occur at the October 19th City Council meeting. Larry said that the discussion would include the work the Planning Advisory Board had been doing on code amendments and he encouraged Board members to attend the meeting.

Larry updated the Board on the status of the Langley Passage hearing. Larry said that extensive staff work was needed before the project could be ready for the public hearing. Larry said that the earliest the Board would see the proposal was December 9th and that the date could be pushed to January 2010. Fred Geisler asked Larry Cort for more information about the delay on the date of the public hearing. Larry said that the application was complex and that the staff report for the application needed additional time. Larry explained that staff wanted to make sure their work was done properly so the Planning Advisory Board could do their job well.

Fred Geisler said that the tree subcommittee work was done and had been turned over to City staff for refinement. Larry Cort said that the draft would return to the Planning Advisory Board for review before going to the City Council for final approval.

Larry Cort reminded the Board that the meetings for November had been moved to November 4th and November 18th due to conflicts with holidays.

ZONING, DENSITY AND DIVERSITY

Larry Cort presented an overview of the new Title 16 of the Langley Municipal Code. Larry explained that the changes would replace Titles 16, 17 and 18 of the existing code. Larry provided an overview of the format and structure of the draft amendments. Larry said Chapter 16B set up the design concepts for the whole section. Larry noted the Historically Built Area and Historically Rural Area language on the map on page 5 and he also noted that the Traditional Village design designation had been removed from the map. Larry said that the Traditional Village model would be kept for infill development.

Robert Gilman led a discussion on why and how the land use budget would be used. Robert said that the focus of the discussion was the land use budget process and he explained that the numbers component would be a discussion for another meeting. Robert said the land use budget could allow the City to decide how much of a use was appropriate in a neighborhood. Robert said that there were three ways of measuring the amount of a use, by the number of acres, by the square footage of building for a use, and by the number of actual buildings for a use. Robert said that any one of these measurement methods could be used in the table at the bottom of page 6 of the draft amendments.

Robert explained each column in the land use budget table. Robert said *existing* uses represented current built development at this point in time. Robert said that the *entitled* column represented existing undeveloped parcels. Robert said the *in process* column kept track of applications that were in the land use review process and Robert said that the

planned total column represented what was planned over the twenty year planning horizon. Robert said that the planned total column would represent the final number of uses allowed within a particular neighborhood. Robert explained that the planned total number would then determine the *available* number of uses permitted in a neighborhood. Robert said that certain types of development did not make sense for areas of Langley and therefore should not go into the planned total column. Mark Wahl asked Robert how the numbers would be determined. Robert said that the board would need to establish provisional numbers in the *planned total* column and then refine the numbers through future neighborhood input.

Larry Cort gave the Board an overview of section 16C.30 and also provided a handout on Section 16C.30.050, the Neighborhood Design Standards.

Robert continued with an overview of subsection of 16C.20, and subsection A and part of subsection B in 16C.40. Jim Sunberg asked Robert if the statement regarding the non transferability of land use budget rights in 16C.40B(2) was in conflict with the transfer of development rights. Robert explained that the land use budget and the allocation of development rights were two different items.

Fred Evander asked the Board to begin thinking about what issues would bring individuals to neighborhood meetings.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no additional audience input on non-agenda items.

ADJOURN

The meeting adjourned at 6:10pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for October 28, 2009 at 4:00.